



Meadow Pointe II CDD

November 1, 2023

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Tab 10

**Meadow Pointe II
Community Development District**

November 1, 2023

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/83614682596?pwd=RFJISlpoc2FpWG8vdU83YnljRVlkZz09>

Meeting ID: 836-1468-2596

Passcode: 668734

Call In #: 1-929-205-6099

**The Agenda Package may contain draft
documents which are subject to change pending
Board approval at the Meeting.**

Meadow Pointe II Community Development District

Board of Supervisors

- John Picarelli, Chairman
- Jamie Childers, Vice Chairperson
- Nicole Darner, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Robert Signoretti, Assistant Secretary

- Robert Nanni, District Manager
- Andrew Cohen, District Counsel
- Jerry Whited, District Engineer
- Justin Wright, Operations Manager

Wednesday, November 1, 2023 – 6:30 p.m.

Meeting Agenda

Communications Media Technology Via Zoom

<https://us02web.zoom.us/j/83614682596?pwd=RFJISlpoc2FpWG8ydU83YnljRVlkZz09>

Meeting ID: 836 1468 2596

Passcode: 668734

Call In #: 1-929-205-6099

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. District Manager Report**
 - A. Advertisement of Architectural Position for New Building
 - B. Addendum to Coastal Waste Contract
 - C. Discussion of ROW Transfer from County
- 7. District Engineer Report**
 - A. Update on RFP for Architect for New Building
 - B. Update on Sidewalk Repairs
 - C. Update on Pond Repairs and Permits
 - D. Update on Emergency Gate Permit for Wrencrest Drive
- 8. District Counsel Report**
 - A. Guidelines for Deed restrictions of Rental Companies
 - B. Morningside/Deer Run Sidewalk/Aprons/Tree Lawns Ownership and Jurisdiction
- 9. Consent Agenda**
 - A. Deed Restrictions/DRVC
- 10. Architectural Review Discussion Items**

- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Wrencrest Emergency Gate
 - ii. Sidewalks on Beardsley
 - iii. RFFP Crosswalk Flashing Light Signs
 - B. Event Planning Committee
 - i. Results of the Halloween Event
 - ii. Update on the Holiday Event
- 12. Operations Manager Report**
 - A. Bids for Tree Planting in Longleaf
- 13. Approval/Disapproval/Discussion**
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjourn the Regular Meeting and Proceed to a Workshop**

Board Workshop
Agenda Items for Board Discussion
(No Motions/Votes Accepted. Board Discussions Only)

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Discussion of Non-Compliance Issues
 - B. Investor-Owned Properties' Issues
 - C. Grass
 - D. Mailboxes
- 3. Adjournment**

The next meeting is scheduled for Wednesday, November 15, 2023 at 6:30 p.m.

Tab 11

MPII DRC LOG				CDD Meeting 11.01.2023					
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Property Ownership	
2023-154	Wrencrest	30913	Burleigh Dr	Home is dirty and should be pressure washed. The grass on the driveway and sidewalk needs edged, it is going onto the sidewalk. There are weeds in the front bed that need removed. A majority of the sod is either weeds or dead and should be replaced, looks very bad. There are weeds in the driveway joints that need removed, the cracks need repaired and the driveway needs to be pressure cleaned. The mailbox needs cleaned with a bleach/water solution and the mailbox post needs to be painted.	14,18	Web/Resident		LLC	
2023-155	Wrencrest	30916	Burleigh Dr	The front yard is over 50% weeds and dry grass. The sidewalks need edged and the paver walkway and paver borders along the driveway need to be treated with an organic weed killer. The Bougainvillea tree needs to be trimmed down and back from the paver walkway. Front Landscape bed needs to be weeded and edged. The Driveway needs to have the weeds removed from the expansion joints and pressure washed. The mailbox needs to be cleaned with a bleach/water solution and the MB post replaced with a PVC post, the top is rotting. The lawn mower and garbage container on the side of the home need to be stored out-of-sight.	10,14,18	ARC/DRC		LLC	
2023-156	Wrencrest	30716	Wrencrest Dr	Driveway is dirty and should be pressure washed. The bed in the front of the house has weeds and the palm tree needs to be cut back. The mailbox is dirty and the mailbox post needs to be replaced.	14,18	Web/Resident			
2023-157	Wrencrest	30914	Burleigh Dr	Mailbox needs cleaned with a bleach/water solution and MB post needs replaced with a PVC post.	18	ARC/DRC			
2023-158	Wrencrest	30920	Burleigh Dr	Mailbox is dirty and needs to be cleaned using a bleach/water solution. The mailbox post is cracked and needs to be replaced, I'm suggesting a PVC post.	18	ARC/DRC			
2023-159	Glenham	30253	Ingalls Ct	5th. Wheel Travel Trailer is parked on the driveway and protrudes the sidewalk. Garbage containers and water softener need to be covered or stored in garage.	10,17	Web/Resident		PI	

Tab 12

Justin Wright
Operations Manager/Maintenance Report
November 1, 2023



- Solitude Pond Maintenance Report/ attached.
- LMP Reports & Irrigation Estimates/ attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff continues to clean, repair and repaint the village walls throughout the district.
- Maintenance staff helped set up and clean up from Halloween Event.
- Maintenance staff cleaned multi-purpose court and BBQ area after the event.
- Maintenance staff repaired multiple irrigation issues during the sidewalk replacement.
- Maintenance staff started to install Christmas at village entrances.
- November 2023 Newsletter/ Attached.
- All the sidewalk repairs are done in all villages.
- Received two crape myrtle bids for Longleaf. / Attached

Board Discussion / Approval

- FHP Report/ attached.
- Engineer/ attached.

Tab 13

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CAA

Account Number: 8079

Technician: Kenton Emmerson

Date: 10/6/23 Time: 9:00

METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)		WORK PERFORMED																					
		35	36	38	39	40	104	105	37	106	28	30	32	34	33	114	31	29	27	108	26	42	
SITE ID																							
Method Used	<u>G</u>																						
Treated Algae				X		X						X			X	X			X		X		
Treated Cyanobacteria																							
Treated Submersed Weeds																							
Treated Grasses/Brush	X																						
Treated Floating Weeds																							
Treated Mosquitoes and/or Midges																							
Lake Dye																							
Site Inspection																							
WETLAND/UPLAND																							
Spot Spraying																							
Physical weed removal																							
CARP PROGRAM																							
Carp Observed																							
Barriers Inspected																							
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																							
Restriction # of days																							
Restriction Type																							

GENERAL OBSERVATIONS OF THE WATER																							
WATER CLARITY <input type="checkbox"/> All																							
<u>2'</u> , <u>1'</u> , <u>2'</u> , <u>3'</u> , <u>4'</u> , <u>>4'</u>																							
WATER FLOW <input type="checkbox"/> All																							
<u>N</u> (None) <u>S</u> (Slight) <u>V</u> (Visible)																							
WATER LEVEL <input type="checkbox"/> All																							
<u>H</u> (High) <u>N</u> (Normal) <u>L</u> (Low)																							

GENERAL FIELD OBSERVATIONS																											
BENEFICIAL PLANTS												FISH/WILDLIFE						BIRDS									
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons	<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other																											

CONCERNS FOR FOLLOW-UP																											
<input type="checkbox"/> Recurring or excessive algae	Lake #		<input type="checkbox"/> Water Quality Assessment Recommended																								
<input type="checkbox"/> Persistent invasive weeds	Lake #		Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.																								
<input type="checkbox"/> Fish/wildlife issues	Lake #																										
<input type="checkbox"/> Low water clarity	Lake #																										
<input type="checkbox"/> Bad Odors	Lake #																										

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.19

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CAS

Account Number: 8079

Technician: Clayton Schultz

Date: 10/13/23 Time: 9:00

WORK PERFORMED

METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HG (Hand Cast)

SITE ID	4	2	1	103	6	109	16	8	9	110	10	11	12	13	14	15	20	21	102
Method Used	G																		
Treated Algae														X					
Treated Cyanobacteria																			
Treated Submersed Weeds																			
Treated Grasses/Brush	X																		
Treated Floating Weeds																			
Treated Mosquitoes and/or Midges																			
Lake Dye																			
Site Inspection																			
WETLAND/UPLAND																			
Spot Spraying																			
Physical weed removal																			
CARP PROGRAM																			
Carp Observed																			
Barriers Inspected																			

RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):

Restriction # of days: N/A
Restriction Type: N/A

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All (1) (2) 2, 3, 4, >4																			
WATER FLOW <input type="checkbox"/> All N (None) S (Slight) V (Visible)																			
WATER LEVEL <input type="checkbox"/> All H (High) N (Normal) L (Low)																			

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules		
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Nard	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Carina	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Ibis		
<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey		
<input type="checkbox"/> Other _____								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.19

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II C&S
 Technician: Jasen Diogo

Account Number: 8079
 Date: 10/20/23 Time: 8:30

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	41	59	58	57	44	113	43	107	54	69	115	53	52	47	48	49	50	51	101	100	46	45	
Method Used	B																						
Treated Algae	X										X												
Treated Cyanobacteria																							
Treated Submersed Weeds																							
Treated Grasses/Brush	X																						
Treated Floating Weeds																							
Treated Mosquitoes and/or Midges																							
Lake Dye																							
Site Inspection																							
WETLAND/UPLAND																							
Spot Spraying																							
Physical weed removal																							
CARP PROGRAM																							
Carp Observed																							
Barriers Inspected																							
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																							
Restriction # of days																							
Restriction Type																							

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All																							
(1', 2', 3', 4', >4')																							
WATER FLOW <input type="checkbox"/> All																							
(None) S(Slight) V(Visible)																							
WATER LEVEL <input checked="" type="checkbox"/> All																							
H(High) N(Normal) L(Low)																							

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Liliy	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Herons	<input type="checkbox"/> Osprey
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Najad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Ibis		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickere weed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant			
<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Egrets			
<input type="checkbox"/> Other _____								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.18

Tab 14



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/04/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input checked="" type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input checked="" type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input checked="" type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input checked="" type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Working on property clean up such as woodlines overgrowing, spanish moss growth on trees and pond woodline growth into mowable areas cut back. Grasses cut back and shrub trimming. Common area maintenance. Ant hills have been treated as we spot them on mowable areas.

SERVICE PROVIDED BY: RECEIVED BY: DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/05/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input checked="" type="checkbox"/>	Pruning <input checked="" type="checkbox"/>	Turf <input checked="" type="checkbox"/>	Inspection <input checked="" type="checkbox"/>
Edging Curbs <input checked="" type="checkbox"/>	Hedging <input checked="" type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input checked="" type="checkbox"/>	Weeding <input checked="" type="checkbox"/>	Shrubs <input checked="" type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input checked="" type="checkbox"/>	Tree Pruning <input checked="" type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input checked="" type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input checked="" type="checkbox"/>	<u>TURF</u>	<u>TREES</u>
Shrubs <input type="checkbox"/>	Blowing Off <input checked="" type="checkbox"/>	Insects <input checked="" type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input checked="" type="checkbox"/>	Disease <input checked="" type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input checked="" type="checkbox"/>	Weeds <input checked="" type="checkbox"/>	
	Other <input type="checkbox"/>	<u>SHRUBS</u>	<u>OTHER</u>
		Insects <input checked="" type="checkbox"/>	Fire Ants <input checked="" type="checkbox"/>
		Disease <input checked="" type="checkbox"/>	Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continue on woodline overgrowth and spanish moss growths cleaning and trimming shrubs through property.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/04/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input checked="" type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continue with trimming, woodline detail/clean up and spanish moss clean up. Treating Ant hills and weeds on beds. Detail work on entrance of communities.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two

Service Date: 10/11/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input checked="" type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input checked="" type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input checked="" type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed all commons, blvd's and clubhouse. Tree lifting at clubhouse parking lot areas and spanish moss removal. Pond mowing and weedeating. Bed weed spraying.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2

Service Date: 10/12/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input checked="" type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input checked="" type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input checked="" type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Woodline cut backs and spanish moss removal. Bed weed spraying. shrub trimming and cut backs of grasses treated for nuts.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two

Service Date: 10/13/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input checked="" type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input checked="" type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input checked="" type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continue to do woodline cutbacks, spanish moss removal. shrub trimming and bed weed clean up and spraying.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/17/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input checked="" type="checkbox"/> Edging Curbs <input checked="" type="checkbox"/> Edging Beds <input checked="" type="checkbox"/> Weedeating <input checked="" type="checkbox"/>	Pruning <input checked="" type="checkbox"/> Hedging <input checked="" type="checkbox"/> Weeding <input checked="" type="checkbox"/> Tree Pruning <input checked="" type="checkbox"/> Palm Pruning <input checked="" type="checkbox"/>	Turf <input type="checkbox"/> Trees <input type="checkbox"/> Shrubs <input type="checkbox"/> Annuals <input type="checkbox"/> 12-0-0	Inspection <input checked="" type="checkbox"/> Adjustments <input type="checkbox"/> Repairs <input type="checkbox"/> Other <input type="checkbox"/>
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/> Shrubs <input type="checkbox"/> Mulch <input type="checkbox"/> Other <input type="checkbox"/>	Trash <input checked="" type="checkbox"/> Blowing Off <input checked="" type="checkbox"/> Leaves <input checked="" type="checkbox"/> Debris <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<u>TURF</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/> Weeds <input checked="" type="checkbox"/> <u>SHRUBS</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/>	<u>TREES</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/> <u>OTHER</u> Fire Ants <input checked="" type="checkbox"/> Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed all commons, blud's and clubhouse, Pond mowing and weedeating. Removal of spanish moss and bed weed spraying.

SERVICE PROVIDED BY: _____ RECEIVED BY: _____ DATE _____



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/18/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input checked="" type="checkbox"/> Edging Curbs <input type="checkbox"/> Edging Beds <input type="checkbox"/> Weedeating <input checked="" type="checkbox"/>	Pruning <input checked="" type="checkbox"/> Hedging <input type="checkbox"/> Weeding <input type="checkbox"/> Tree Pruning <input checked="" type="checkbox"/> Palm Pruning <input checked="" type="checkbox"/>	Turf <input type="checkbox"/> Trees <input type="checkbox"/> Shrubs <input type="checkbox"/> Annuals <input type="checkbox"/> 12-0-0	Inspection <input checked="" type="checkbox"/> Adjustments <input type="checkbox"/> Repairs <input type="checkbox"/> Other <input type="checkbox"/>
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/> Shrubs <input type="checkbox"/> Mulch <input type="checkbox"/> Other <input type="checkbox"/>	Trash <input checked="" type="checkbox"/> Blowing Off <input type="checkbox"/> Leaves <input type="checkbox"/> Debris <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<u>TURF</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/> Weeds <input checked="" type="checkbox"/> <u>SHRUBS</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/>	<u>TREES</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/> <u>OTHER</u> Fire Ants <input type="checkbox"/> Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continue bond mowing and weedeating. Cut back woodlines, spanish moss removal. Shrub trimming, Bed weed removal and spraying.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/19/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input checked="" type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continue with detail work shrub trimming spanish moss removal and woodline cut backs on ponds and mowable areas through common areas.

SERVICE PROVIDED BY: RECEIVED BY: DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/25/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input checked="" type="checkbox"/> Edging Curbs <input checked="" type="checkbox"/> Edging Beds <input checked="" type="checkbox"/> Weedeating <input checked="" type="checkbox"/>	Pruning <input checked="" type="checkbox"/> Hedging <input checked="" type="checkbox"/> Weeding <input checked="" type="checkbox"/> Tree Pruning <input checked="" type="checkbox"/> Palm Pruning <input checked="" type="checkbox"/>	Turf <input type="checkbox"/> Trees <input type="checkbox"/> Shrubs <input type="checkbox"/> Annuals <input type="checkbox"/> 12-0-0	Inspection <input checked="" type="checkbox"/> Adjustments <input type="checkbox"/> Repairs <input type="checkbox"/> Other <input type="checkbox"/>
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/> Shrubs <input type="checkbox"/> Mulch <input type="checkbox"/> Other <input type="checkbox"/>	Trash <input checked="" type="checkbox"/> Blowing Off <input checked="" type="checkbox"/> Leaves <input checked="" type="checkbox"/> Debris <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<u>TURF</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/> Weeds <input checked="" type="checkbox"/> <u>SHRUBS</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/>	<u>TREES</u> Insects <input type="checkbox"/> Disease <input type="checkbox"/> <u>OTHER</u> Fire Ants <input checked="" type="checkbox"/> Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed all commons, blvd's and clubhouse. Pond mowing and weedeating. Bed weed spraying and spanish moss removal.

SERVICE PROVIDED BY: RECEIVED BY: DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/26/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input checked="" type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input checked="" type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Continue Pond mowing weedeating. shrub trimming and wood line cutbacks. Spanish moss removal and bed weed spraying.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe Two Service Date: 10/27/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input type="checkbox"/>	Pruning <input checked="" type="checkbox"/>	Turf <input type="checkbox"/>	Inspection <input checked="" type="checkbox"/>
Edging Curbs <input type="checkbox"/>	Hedging <input type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input type="checkbox"/>	Weeding <input checked="" type="checkbox"/>	Shrubs <input checked="" type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input checked="" type="checkbox"/>	Tree Pruning <input checked="" type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input checked="" type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input checked="" type="checkbox"/>	<u>TURF</u>	<u>TREES</u>
Shrubs <input type="checkbox"/>	Blowing Off <input checked="" type="checkbox"/>	Insects <input checked="" type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input checked="" type="checkbox"/>	Disease <input checked="" type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input checked="" type="checkbox"/>	Weeds <input checked="" type="checkbox"/>	
	Other <input type="checkbox"/>	<u>SHRUBS</u>	<u>OTHER</u>
		Insects <input type="checkbox"/>	Fire Ants <input checked="" type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Woodline cutbacks on commons and ponds mowable areas. Shrub trimming and cut backs. Bed weed spraying.

SERVICE PROVIDED BY: RECEIVED BY: DATE

Anthony Vega

From: Alex Figueroa
Sent: Tuesday, October 31, 2023 3:16 PM
To: Anthony Vega
Subject: Meadow Point II Agronomy Report Oct.

Meadow Point II Agronomy report

During our time in October we spent learning the ins and outs of the property. While doing so we found chinch activity and weed pressure increasing throughout the property. These issues are expected this time of year, however we cannot let them get out of control.

Now with cooler temperatures coming we can be more aggressive with our weed control and will be increasing our application frequency for the month of November to snuff out these issues from the start.

Please beware that fungal activity will also begin to drastically increase and we will respond with equal force to reduce the chance of spreading.

For the sake of better transparency, below is a list of current and future applications and strategies that are being implemented.

Applications done for October:

- Fertilize all Ornamentals
- Ornamental insecticide of specific plants in need
- Over the top Herbicide for Peanut grasses
- Turf insecticide focusing on Ants and Chinch bugs

Future applications in November:

- Turf Fertilization
- Turf liquid blanket pre-Emergent
- Turf Weeds
- Turf Insects
- Turf Fungus
- Plant fungus

Respectfully,

Alex Figueroa

Fert & Pest Manager – Pasco

C: 813-695-8207

O: 813-406-4465

F: 813-757-6501

LMP Website: www.lmpro.com

Call us today for a greener tomorrow!

 Landscape
Maintenance
Professionals, Inc.



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe II CDD c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Date	10/18/2023
Estimate #	86212
LMP REPRESENTATIVE	
AV	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Mamy Croton to refill and replace dead plant material in front of clubhouse main entrance area. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Croton - Mamy 3 GAL	45	20.15	906.75

TERMS AND CONDITIONS:

TOTAL	\$906.75
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe II CDD c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Date	10/18/2023
Estimate #	86217
LMP REPRESENTATIVE	
FCL	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Remove dead Sable palm on the entrance at Vermillion on the right side. Palm Removal (Flush cut)	1	250.00	250.00

TERMS AND CONDITIONS:	TOTAL	\$250.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

Estimate

Submitted To:
 Meadow Pointe II CDD
 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Date	10/18/2023
Estimate #	86189
LMP REPRESENTATIVE	
AV	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
One Pallet of St. Augustine sod to replace declining turf on club house areas and through out properties main blvd's. Sod - St. Augustine 500 SQ FT	500	1.50	750.00

TOTAL \$750.00

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe II CDD c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Date	10/26/2023
Estimate #	86354
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Vermillion controller

DESCRIPTION	QTY	COST	TOTAL
Irrigation inspection completed on 10-24-2023			
PGP04 Hunter rotor	3	24.50	73.50
PROS06 Hunter 6 inch spray head	1	13.25	13.25
spray nozzle	1	1.95	1.95
Labor: 1 man @ \$ 65.00 per hour	1	65.00	65.00
Irrigation inspection repairs needed:			
Replace 3 broken or leaking rotors.			
Replace 1 broken or leaking 6 inch spray head.			

TERMS AND CONDITIONS:

TOTAL	\$153.70
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
 Meadow Pointe II CDD
 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Date	10/26/2023
Estimate #	86353
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Colehaven controller.

DESCRIPTION	QTY	COST	TOTAL
Irrigation inspection completed on 10-24-2023			
PROS06 Hunter 6 inch spray head	4	13.25	53.00
spray nozzle	4	1.95	7.80
Labor: 1 man @ \$ 65.00 per hour	1	65.00	65.00
ICV201GFS Hunter Globe Valve ICV Glass Filled			
Nylon 2 in. w/ Flow Control and Filter Sentry FIPT x	1	525.00	525.00
FIPT (Includes fittings and labor)			
Irrigation inspection repairs needed:			
Replace 4 broken or leaking 6 inch spray heads.			
Zone 9 - replace faulty 2 inch irrigation control valve.			

TOTAL \$650.80

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
 Meadow Pointe II CDD
 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Date	10/26/2023
Estimate #	86357
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Wrencrest controller

DESCRIPTION	QTY	COST	TOTAL
Irrigation inspection completed on 10-24-2023			
PGP04 Hunter rotor	1	24.50	24.50
Labor: 1 man @ \$ 65.00 per hour	0.5	65.00	32.50
Irrigation inspection repairs needed:			
Replace 1 broken or leaking rotor.			

TOTAL \$57.00

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
 Meadow Pointe II CDD
 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Date	10/26/2023
Estimate #	86355
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Lettingwell controller

DESCRIPTION	QTY	COST	TOTAL
Irrigation inspection completed on 10-24-2023			
PGP04 Hunter rotor	3	24.50	73.50
Labor: 1 man @ \$ 65.00 per hour	1	65.00	65.00
Irrigation inspection repais needed: Replavce 3 broken or leaking rotors.			

TOTAL \$138.50

TERMS AND CONDITIONS:

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Estimate

Submitted To:
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 Wesley Chapel, FL 33544

Date	10/26/2023
Estimate #	86356
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Longleaf controller

DESCRIPTION	QTY	COST	TOTAL
Irrigation inspection completed on 10-24-2023			
PROS06 Hunter 6 inch spray head	2		
spray nozzle	2	13.25	26.50
PGP04 Hunter rotor	1	1.95	3.90
Labor: 1 man @ \$ 65.00 per hour	1	24.50	24.50
Irrigation inspection repairs needed:		65.00	65.00
Replace 2 broken or leaking 6 inch spray heads.			
Replace 1 broken or leaking rotor.			

TOTAL \$119.90

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Estimate

Submitted To:

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Date	10/26/2023
Estimate #	86358
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Glenham controller

DESCRIPTION	QTY	COST	TOTAL
Irrigation inspection completed on 10-24-2023			
1/2 inch flex pipe	1		
1/2 inch coupling	2	1.15	1.15
PROS06 Hunte 6 inch spray head	1	0.44	0.88
spray nozzle	1	13.25	13.25
Labor: 1 man @ \$ 65.00 per hour	1	1.95	1.95
Irrigation inspection repairs needed:			
Repair 1/2 inch zone line leak.		65.00	65.00
Replace 1 broken or leaking 6 inch spray head.			

TOTAL \$82.23

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Estimate

Submitted To:

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 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Date	10/19/2023
Estimate #	86251
LMP REPRESENTATIVE	
JRP	
PO #	
Work Order #	

Deer Bourmer and Highwood Pl. - common area.

DESCRIPTION	QTY	COST	TOTAL
Manor Isle battery operated controller	1		
XCH600 Hunter Battery Operated Controller XC Hybrid		226.00	226.00
Fixed Indoor/Outdoor 6 Station	1		
SPXCH Hunter Solar Panel Kit for XC Hybrid Controller	1	230.00	230.00
MiniClik Hunter wired rain sensor	1	40.00	40.00
4 in. x 4 in. x 8 ft. pressure treated post	1	30.00	30.00
18/7 18 gauge 7 strand irrigation Wire	10	0.75	7.50
Labor: 1 man @ \$ 65.00 per hour	1	65.00	65.00
Replace battery powered controller with solar powered controllwe with rain sensor.			

TOTAL \$598.50

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Submitted To:
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Date	10/19/2023
Estimate #	86249
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Covina Key controller			
PROS06 Hunter 6 inch spray head	4	13.25	53.00
spray nozzle	4	1.95	7.80
Labor: 1 man @ \$ 65.00 per hour	1	65.00	65.00
Initial irrigation inspection repairs needed: Replace 4 broken or leaking 6 inch spray heads.			
NOTE: Zones 2, 6, 9 and 10 are not working from controller. A seperate proposal will be submitted.			

TOTAL \$125.80

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Estimate

Submitted To:
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 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Date	10/19/2023
Estimate #	86247
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Controller at Charlesworth on back side of monument Track, locate, troubleshoot and repair irrigation valve not working from controller. This will be done on a time and material basis with a not to exceed limit of \$ 250.00 and will include minor wire repairs and solenoid if needed.	1	250.00	250.00
Initial irrigation inspection repairs needed: Zone 1 not working from controller.			
NOTE: This will not include valve replacement, if valve replacement is needed a separate proposal will be submitted.			

TOTAL \$250.00

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Estimate

Submitted To:
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 Wesley Chapel, FL 33544

Date	10/19/2023
Estimate #	86256
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Deer Run - first entrance - zone 2.

DESCRIPTION	QTY	COST	TOTAL
Track, locate, troubleshoot and repair irrigation valve not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 250.00 and will include minor wire repairs and solenoid if needed. NOTE: This will not include valve replacement, if valve replacement is needed a separate proposal will be submitted.	1	250.00	250.00

TOTAL \$250.00

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Estimate

Submitted To:
 Meadow Pointe II CDD
 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Date	10/19/2023
Estimate #	86252
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Morningside - controller 2 - first entrance	4		
PROS06 Hunter 6 inch spray head	4	13.25	53.00
spray nozzle	1	1.95	7.80
Labor: 1 man @ \$ 65.00 per hour		65.00	65.00
Initial irrigation inspection repairs needed:			
Replace 4 broken or leaking 6 inch spray heads.			
NOTE: Zone 8 not working from controller. A seperate proposal will be submitted.			

TOTAL \$125.80

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Estimate

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Date	10/19/2023
Estimate #	86253
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Morningside controller 2 - zone 8.

DESCRIPTION	QTY	COST	TOTAL
Track, locate, troubleshoot and repair irrigation valve not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 250.00 and will include minor wire repairs and solenoid if needed.	1	250.00	250.00
NOTE: This will not include valve replacement, if valve replacement is needed a separate proposal will be submitted.			

TOTAL \$250.00

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Date	10/19/2023
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LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Deer Run controller - first entrance	1	7.50	7.50
Rain sensor battery	0.25	65.00	16.25
Labor: 1 man @ \$ 65.00 per hour			
Initial irrigation inspection repairs needed: Replace rain sensor battery.			
NOTE: Zone 2 not working from controller, this will be submitted on a seperate proposal.			

TOTAL \$23.75

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Date	10/19/2023
Estimate #	86250
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Covina Key controller - zones 2, 6, 9 and 10.

DESCRIPTION	QTY	COST	TOTAL
Controller at Charlesworth on back side of monument Track, locate, troubleshoot and repair 4 irrigation valves not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 250.00 and will include minor wire repairs and solenoids if needed.	4	250.00	1,000.00
NOTE: This will not include valve replacement, if valve replacement is needed a separate proposal will be submitted.			
COVINA KEY			

TOTAL \$1,000.00

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Tab 15

Volume 8
Issue 11
November 1, 2023

THE MONTHLY
NEWSLETTER FOR
RESIDENTS OF THE
MPII CDD

MPII NEWS

Meadow Pointe II Clubhouse

30051 County Line Rd
Wesley Chapel, FL
33543
813-991-5016

clubhouse@mpicdd.org
www.meadowpointe2cdd.org
Facebook.com/MPIICDD

Operations Manager

Justin Wright
justinwright@mpicdd.org

Office Hours

Daily 8am—8:45pm

Fitness Center

M-F 7am—8:45pm
S/S 8am—8:45pm

Pool

Daily 9am—30 minutes
before dusk

Playground

Daily 9am—30 minutes
before dusk

Courts

Daily 8am—8:45pm



in this issue

CDD Project Updates **P.2**

Holiday Schedules **P.3**

Medicare Seminar **P.6**

Upcoming MPII EPC Events **P.7**



A beautiful sunrise over Meadow Pointe II, this was captured in Wrencrest. With autumn arriving this month, take advantage of the cooler weather and get outdoors to appreciate some of the natural beauty that surrounds our homes.

Photo courtesy of Cindy McCrary.

CDD Project Updates

John Picarelli
Chairperson
johnpicarelli@mpiicdd.org

Jamie Childers
Vice Chairperson
jchilders@mpiicdd.org

Nicole Darner
Secretary
nicoledarner@mpiicdd.org

Rob Signoretti
Secretary
robertsignoretti@mpiicdd.org

Kyle Molder
Secretary
kyle.molder@mpiicdd.org

The CDD Board of Supervisors holds public meetings twice each month. These are held on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse.

All MPII residents are welcomed and encouraged to attend. This is your CDD and attending meetings is the best way to stay informed and share your input.

In an effort to keep as many residents aware and informed as possible, here is a recap of progress on multiple projects undertaken by the MPII CDD Board of Supervisors. Most of the projects described below were part of the bond set up several years ago. Much of this may be old news to those that attend meetings or regularly utilize the wonderful facilities MPII has to offer, but several items will be timely updates for nearly everyone.

All MPII owned roads (several roads within MPII are owned and maintained by Pasco County) were resurfaced and all villages with gates received new gate systems back in 2019. The current Board is actively working with the District engineer to assess the life expectancy of the gates and road surfaces so that affected residents can be properly assessed to avoid an additional bond.

The splash pad was completed and opened in 2021 and has been very popular with young MPII residents and their families! Another completed project was the new roofing on Clubhouse buildings. This was done in 2019, has weathered numerous storms very well, and has a life expectancy of 50 years (from install).

The Clubhouse buildings were also outfitted with storm shutters in 2019 and their use during extreme weather has likely led to them paying for themselves by protecting the windows and doors of our amenities.

Also completed in 2019 was the installation of camera systems at village entrances. These cameras have since been instrumental in identifying countless incidents including destruction of CDD property and several other crimes. All this saves resident's money by keeping CDD fees as low as possible.

The digital announcement board was installed by the Clubhouse entrance on County Line in 2020 and has provided residents with a plethora of information as they drive by, including social events and meetings. Additionally, all the awnings at the pool and playground were replaced in 2022. These shades are critical to resident enjoyment of our facilities as well as safety as they can be used to prevent sunburns and other heat related issues.

The somewhat contentious tree removal project was also completed (final completion in 2021). While the Board understands that many residents enjoyed the beauty and shade of the oak trees along some of our streets, oak trees unfortunately have shallow and strong root systems. The developer planted far too many far too close to sidewalks, streets, and underground utilities and as these trees grew, they were costing residents a tremendous amount of money and frustration through damage. They also present a tremendous risk to homes and vehicles during hurricane season each year as they are more easily uprooted and...

***CDD Project Updates
continues on page 4...***

Holiday Schedules

As shocking as this may be to many of us, with Halloween behind us and the calendar's turn to November, that means holiday season is upon us! This also means it's time to make everyone aware of how some schedules will change during the next 10 weeks.

For many years now, the Clubhouse has tweaked the schedules of the amenities beginning after Daylight Saving Time ends and we resume Daylight Standard Time. We will *NOT* be doing that this year. So, the Clubhouse will remain open until 9 pm throughout the winter months (not transitioning to closing at 8 pm as in years past). However, due to local laws, we will continue closing the pool, splash pad, and playground 30 minutes before dusk. Please bear in mind, due to the seasonal change combined with Daylight Standard Time, beginning on November 5th, these closures will still occur earlier than previously, near 5 pm.

Additionally, the only three days of the year where the Clubhouse is

closed are all approaching as part of holiday season (Thanksgiving Day, Christmas Day, and New Year's Day). So, on Wednesday, 11/22 the Clubhouse (all buildings) will close at noon, and we will reopen at normal hours on Friday, 11/24. Similarly, next month the Clubhouse will close at noon on Sunday 12/24 and will reopen at normal hours on Tuesday 12/26. One week later we will close at noon on Sunday 12/31 and will reopen at normal hours on Tuesday 1/2/24.

Also notably, while Coastal Waste and Recycling also closes those three days, those days do NOT fall on a Tuesday, Wednesday, or Friday. Therefore, we do not anticipate any effect on curbside pick-up throughout the nine villages that receive curbside service with Coastal. However, this is our first holiday season with the new company, so be prepared to roll with unanticipated changes. It's also likely that they might be operating with smaller staff due to the holiday season, so let's all be patient with that as well. Remember, Coastal is available to answer questions and can be reached at 727-561-0360 or largo@coastalwasteinc.com.

Monthly MPII Trivia

Trivia – Who is the only CHARACTER to appear on BOTH the AFI (American Film Institute) 50 Greatest Heroes List AND their 50 Greatest Villains List?

Answer on page 5.

MPII Management
Company

Inframark
Bob Nanni

bob.nanni@inframark.com
813-991-1116

CDD fee/Bond
Questions

Inframark
Accounting
Department

954-603-0033

The MPII
Clubhouse offers
MPII residents
Notary Services at
no cost.

We have a certified
Notary on staff,
please call ahead
for availability.

CDD Project Updates

Continued from page 2

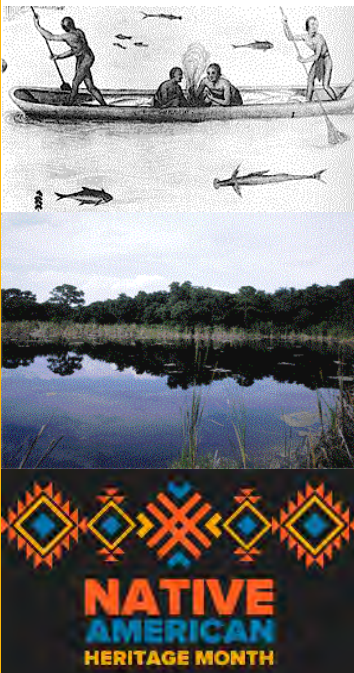
downed. So, the decision was made to remove them in favor of trees with less problematic root systems.

The lap pool is still happening. In fact, the Board has approved of the design for the pool and surrounding area. Additionally, all mechanical aspects (heating/cooling, etc.) have also been decided. Soon, the construction schedule will be laid out. The Board is planning to have a groundbreaking ceremony that residents can attend. Look for details in an upcoming newsletter and on Facebook. On a related note, another project still awaiting completion is the Clubhouse generator. The Board has wisely decided to wait until the lap pool is done so that proper placement,

power, and location of electrical lines can be determined safely *after* the new pool is added, avoiding the potential for problems with the generator due to the pool's placement. The Board is ready to proceed with the backup generator as soon as the lap pool is completed.

Lastly, there is an update on the project involving the acquired property on Mansfield Boulevard (in front of Kids R Kids). In 2017 the Board (in agreement with most residents who regularly attend meetings), opted to purchase this property. The purchase avoided any possibility that someone would buy that plot and develop something the residents wouldn't want (a gas station/convenience store was a distinct possibility) AND this purchase would enable the Board to expand the physical buildings of the Clubhouse and

amenities, allowing for expansion of usable space for all residents to enjoy. So, when the new bond was taken out in 2018, some of the money was used to purchase this property. But, due to COVID, supply chain issues, and delays to other projects, the development of this property was put on the back burner. But now that we are nearing groundbreaking on the lap pool and most other projects are complete, the Board has renewed their focus on this. A survey has been completed and a preliminary design has been sent to the engineer, and both have been approved. The engineer is taking bids from architectural/building firms. The Board hopes to have an artist rendering of the new building soon. Look for this in a future issue of *MPII News!*



November—National Native American Heritage Month

Florida's history is inextricably linked with the good, the bad, and the ugly history of the interactions between early American settlers and the indigenous peoples. Florida remains home to over a dozen tribes and is home to countless locations rich in that history. One location near us is Yat Kitischee, near the St. Petersburg-Clearwater International Airport. This site was home to the Manasota culture, people who lived along coastal areas of what is now Pasco, Pinellas, Hillsborough, Manatee, and Sarasota from about 500 B.C.E. until they developed into the Safety Harbor culture around 900 C.E.

<https://nativeamericanheritagemonth.gov/>

<https://pinellas.gov/yat-kitischee/>

November Holidays

All Saints' Day November 1st

1st – All Saints' Day/All Souls' Day. Many Christians celebrate all of the Saints on November 1st, and on the 2nd they commemorate the faithful that have departed. To all the Christians who celebrate these holidays: Have a Blessed All Saints' Day and All Souls' Day!

All Souls' Day November 2nd

5th – Daylight Saving Time Ends. At 2am on Sunday, November 5th (or Saturday night before bed for most people), clocks need to be set back one hour as we return to Eastern Standard Time. Don't forget watches and car clocks! Hopefully everyone enjoys the extra hour of sleep!



11th – Veterans Day. While WWI wouldn't officially end until June 28, 1919, the fighting ceased with an armistice on the 11th hour of the 11th day of the 11th month of 1918. One year later, Armistice Day was commemorated. In 1954, the U.S. Congress and President Dwight Eisenhower changed it to Veterans Day – a day to celebrate and honor all American veterans. MPII wishes to honor and thank all our residents that are Veterans – Happy Veterans Day!



12th – Diwali. Today is Diwali – the Hindu Festival of Lights. It is celebrated by Hindus, Jains, Sikhs, and some Buddhists.

Using light as a metaphor for knowledge and consciousness, the festival celebrates the victory of light over dark, good over evil, and knowledge over ignorance. To all those that celebrate, have a very Happy Diwali!



23rd – Thanksgiving. With its beginnings as a thankful celebration of the harvest, Thanksgiving is now a favorite holiday of many Americans. With ties to family, friends, shared meals, and as the unofficial kickoff to the holiday season, all Americans generally enjoy Thanksgiving. MPII hopes all our residents, their families, and their friends have a very Happy Thanksgiving.



Trivia Answer (from page 4): The Terminator!

The Terminator is of course the villain in the original film, but he's a *hero* in the sequel Terminator 2: Judgement Day. To review the AFI lists, visit <https://www.afi.com/afis-100-years-100-heroes-villians/>.

Medicare Seminar

Florida SHINE (Serving Health Insurance Needs of the Elderly), which is a program run by Area Agency on Aging-Pasco/Pinellas (AAAPP) under the Florida Department of Elder Affairs (DOEA) is an organization that can assist people on Medicare and people new to Medicare.

SHINE is hosting a free seminar at the MPII Clubhouse on Saturday, November 4th from 10 am – 12 noon! This seminar will provide valuable information for MPII residents aging into Medicare or already on Medicare. Attendees will learn about Medicare, how Medicare programs differ, and which program benefits them the best.

Medicare open enrollment lasts until December 7th, so this seminar is at an ideal time for current or near future Medicare beneficiaries. This seminar will be conducted by SHINE volunteers who are Certified Medicare Counselors. For more information, call 727-217-8111 or 1-800-96ELDER.



MEDICARE

OPEN ENROLLMENT

begins
OCTOBER 15

A SHINE counselor can help you:

- understand costs & coverage
- complete the enrollment process
- compare options
- receive free, unbiased information
- see if your plan is the right one for you
- see if your current plan is changing

Call us today at
1-727-217-8111
OR
1-800-96-ELDER
(1-800-963-5337)



Scan the QR code to find a local AAA



Area Agency on Aging
of Pasco, Pinellas, Inc.



SHINE FLORIDA SHIP - SMP
Serving Health Insurance Needs of the Elderly

Bulk Trash Clarification

For residents in the nine villages receiving curbside trash and recycling pick-up through Coastal Waste, Inc., our contract with them includes one monthly bulk trash pick up. Since it is



part of our contract, MPII residents do *NOT* need to contact Coastal or submit photos of the bulk waste. Residents can simply leave their bulk waste curbside on the eve of the third Friday of each month (11/17 this month). Residents of Meadow Pointe who live *outside* of MPII should check with their Clubhouse or Coastal for dates, costs, and procedures.

Bulk waste can include loose items (not in bins) as long as it is *not* considered hazardous by [Pasco County](#) (search Household Hazardous Waste on the Pasco County website for details). Remember, if you have any questions, Coastal can be reached at 727-561-0360 or at largocs@coastalwasteinc.com.

Upcoming MPII EPC Events

The MPII EPC's Halloween Festival was a great success! If you went, you would know all about it. If you missed this great community event, don't miss any future events! The best way to do that is to follow their [Facebook page](https://www.facebook.com/profile.php?id=100089509611160) (<https://www.facebook.com/profile.php?id=100089509611160>) or check out future newsletters! The EPC (Event Planning Committee) is the phenomenal group of resident volunteers who put on wonderful neighborhood events throughout the year. These events help make MPII an awesome community to live in! They're always looking for help, so if you can spare just one evening a month for meetings and occasionally help with events, reach out to Ashley Thompson (ashleymthompson@kw.com or 352-801-0202) or fill out their online form at: <https://forms.gle/tUJxTViqbQ8Tm5cL7>.

Their next big event is Breakfast With Santa on Saturday, December 2nd from 9am – 11am. Look for more details on Facebook as the event draws near! Additionally, the EPC is the group responsible for our Thursday Night Food Trucks! Every Thursday from 4 – 7 pm there is at least one awesome food truck in the MPII Clubhouse parking lot. This is a fantastic way to support local, avoid cooking, and enjoy a great dinner!

December will also bring a brand-new initiative from the EPC – the Yard of the Month contest! December candidates will have the best holiday decorations! Residents interested in participating need to register each month that there's a YOTM contest. Photos will be taken by the 15th of the month and EPC volunteers will be the judges.

Winners will receive a \$50 gift card and they'll get to display the "YOTM Winner" yard sign for a week. Throughout the year there will be several YOTM contests, featuring holiday décor themes, best landscaping, and maybe other categories. You can register your home for the competition using this online form: <https://forms.gle/yNLro2Vski1HwQdi8>.

Please consider joining the MPII EPC, it's a great way to meet and socialize with your neighbors while helping build community and making MPII even more wonderful. Even if you aren't able to join the EPC, you should definitely find the time to come to their events! They're free (unless you purchase from third party vendors or food trucks). They're also fun, and a wonderful way to be a part of your community!

MPII Clubs

EC TENNIS ACADEMY

offers tennis lessons to people aged 4 through adult. Contact Coach Edgardo Chavez at 813-328-0841.



Teach Leaf

TEACH LEAF offers reading and writing tutoring at the Clubhouse on

Mondays and Wednesdays. Contact Melissa Goebel at teacher.melissa827@gmail.com for more information.

YARN CLUB meets every Thursday night from 6 – 8 pm. Open to all adults who knit or crochet – all skill levels welcome.





MPII NEWS

Meadow Pointe II CDD
30051 County Line Road
Wesley Chapel, FL 33543
813-991-5016
www.facebook.com/MPIICDD
newsletter@mpiicdd.org

MPII NEWS
Volume 8, Issue 11
November 1, 2023



Important Trash Update!

Due to some residents having issues with the new Coastal trash and recycling service, Coastal has made some accommodations available (this only applies to the 9 villages with Coastal curbside service).

Residents may opt for “Back Door Service” at a fee (payable by the resident) of \$49.99/month. For this fee, a Coastal employee will walk to your trash bin, collect it, and return it (adjacent to the home, corral, etc.).

Another option is a smaller bin (same size as recycling bin, but color coded as trash—64 gallon vs. 95). Residents may opt to swap for a smaller bin at NO COST through 1/1/24. Swaps after that date will incur a one time \$95 fee.

Hopefully these options alleviate any issues some residents are having. Coastal can be contacted at 727-561-0360 or largocs@coastalwasteinc.com.

Tab 16



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe II CDD c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Date	10/18/2023
Estimate #	86192
LMP REPRESENTATIVE	
AV	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Fifty 30 Gallon Multi Crape Myrtles. For blvd and common areas. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Multi Crape Myrtle Tree Installation 30 gal	50	525.00	26,250.00

TERMS AND CONDITIONS:

TOTAL	\$26,250.00
--------------	--------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Justin Wright

From: Justin Wright
Sent: Monday, October 30, 2023 10:02 AM
To: Justin Wright
Subject: FW: Meadow Pointe II Clubhouse - Looking for Crape Myrtle quote

From: gohollies@verizon.net <gohollies@verizon.net>
Sent: Wednesday, October 25, 2023 8:04 AM
To: Jen Picarelli <jen.picarelli@mpicdd.org>
Subject: Re: Meadow Pointe II Clubhouse - Looking for Crape Myrtle quote

single trunk 30g crapes are 250\$
250\$ x 50 = 12500\$
Installation is half the price of the tree per tree(i.e. 6250\$)
Delivery charge is 75\$ per trip.
Staking for single trunk tree is 40\$ (2000\$)

\$21,050 total

On Tuesday, October 24, 2023 at 03:38:33 PM EDT, Jen Picarelli <jen.picarelli@mpicdd.org> wrote:

Hi,
Single trunk will work, thanks

Good morning

Our CDD board is looking to purchase (50) 25-30 gallon Crape Myrtles - any color, planted and watered.
Would you be able to give us a quote for these? Thank you!

Thank you and have a great day!

Jen Picarelli

Tab 17

FHP OFF DUTY ACTIVITY REPORT									
DATE	SHIFT	LOCATION	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
4/12/2023	2pm-6pm	Presence at school zone	8	0	0	2	1	3	0
4/18/2023	2pm-6pm	Presence at school zone	4	4	0	3	1	3 Insurance	0
4/21/2023	4am-8am	Met w/Kyle	4	3	0	0	0	3 1 insurance; 1 expired tag; 1 failure to exhibit DL	
4/25/2023	4am-8am	Presence at school zone	6	3	0	0	0	5 2 insurance; 1 tag/reg; 1 stopping in roadway	5 warnings
4/28/2023	4am-8am	Morningside Parking Enforcement	2	0	0	0	0	0	19 warnings
5/2/2023	4am-8am	Deer Run Parking Enforcement	2	2	0	0	0	3 2 stopping in roadway; 1 insurance	16 warnings
5/3/2023	4pm-8pm	Bd meeting	6	4	0	0	1	2 1 violation of driving restriction; 1 insurance	0
5/10/2023	11am-3pm	Presence at school zone	6	0	0	3	0	1	0
5/16/2023	2pm-6pm	Presence at school zone	5	0	0	2	0	1	3 warnings
5/23/2023	4am-8am		7	3	0	0	4	4 1 improper tag display; 2 insurance; 1 DL violation	4 warnings
5/25/2023	4am-8am		8	2	0	0	0	6 1 tag/reg; 3 insurance; 1 DL violation; 1 driving w/o headlights	4 warnings
5/30/2023	2pm-6pm		5	3	0	2	0	2 insurance	0
6/6/2023	4am-8am		6	3	0	0	0	4 1 insurance; 1 tag/reg violation; 1 stopping in roadway	0
6/8/2023	4pm-8pm	Responded to crash in Wrencrest	6	5	0	5	0	4 3 insurance; 1 DL violation	0
6/13/2023	4am-8am	Longleaf and Manor Isle Parking Enforcement	10	0	0	0	0	5 3 insurance; 2 tag/reg	3 warnings

6/15/2023	12pm-4pm		4	6	0	1	0	3 2 insurance; 1 expired tag	0
6/19/2023	4am-8am	Morningside Parking Enforcement	5	4	0	0	0	3 2 insurance; 1 expired tag	2 citations
6/21/2023	4pm-8pm		9	4	0	0	0	9 4 insurance; 1 tag/reg violation; 2 move over law violations; 1 driving the wrong way; 1 equipment violation	0
6/22/2023	4am-8am	Colehaven & Iverson Parking Enforcement	6	6	0	0	0	8 2 insurance; 3 tag/reg violations; 1 fail to exhibit DL; 2 stopping in roadway	4 warnings
6/28/2023	1pm-5pm		8	0	0	3	1	2	0
8/8/2023	4am-8am		9	1	0	0	0	4 1 insurance; 2 tag/reg violations; 1 move over law; 1 stopping on roadway	0
8/10/2023	4am-8am	Presence at school zone	4	7	0	0	0	3 1 insurance; 1 DL violation; 1 driving w/o headlights	0
8/10/2023	4pm-8pm	Presence at school zone	7	1	0	0	0	6 3 stopping in the roadway; 2 improper tag display; 1 expired tag	0
8/22/2023	4pm-8pm	Presence at school zone	12	3	0	0	0	9 5 insurance; 3 tag/reg violations; 1 failure to yield to ped in crosswalk	0
8/24/2023	4pm-8pm	Presence at school zone	12	0	0	0	3	4 1 insurance; 2 tag/reg violations; 1 improper use of horn	0
9/5/2023	4pm-8pm	Presence at school zone	8	0	0	0	0	3 2 insurance; 1 DL violation	0

YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 10/31/23	235	87	0	30	15	127	82 warnings 20 citations

Tab 18

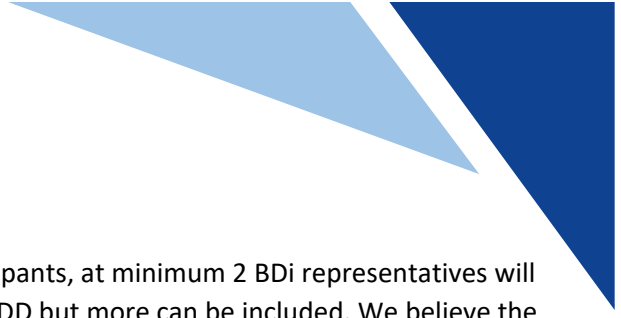
MEADOW POINTE II CDD

ENGINEER'S REPORT FOR November 1st, 2023 BOARD MEETING

Discussion items:

1. **SWFWMD (South West Florida Water Management District) Permit Work** – Permit #'s 3010.045 & 3010.053 are both due on 11/19/2023 and will be completed and submitted ahead of the deadline. The next 2 permits due after that won't be until 05/15/2024.
2. **Pond Repairs** – A list of pond repairs is being reconciled with the upcoming inspections to add any additional defects then will be bid out.
3. **Construction Management for Sidewalk Repair Project** – The sidewalks in all villages have been completed. BDi will conduct a site visit to measure and inspect pours and populate a punch list for the sidewalks. We await an updated schedule from ACPLM on curbing, driveway and asphalt work. The preliminary schedule for those items is listed below.
 1. Concrete - D-Curb - Wed 11/01, Thu 11/02, Fri 11/03
 2. Concrete - Driveway - Mon 11/06- Thu 11/09
 3. Asphalt - Fri 11/10
4. **Building Construction on County Line Rd & Mansfield Blvd** – The Meadow Pointe II CDD owns a 5.32 acre commercially zoned (OPUD) lot at the SE corner of the County Line Rd & Mansfield Blvd intersection. The CDD will be advertising a formal RFP for architect services with the expectation that the architect fees will surpass the current required threshold needing to be advertised.
5. **US Bank Bond Report** – A supplemental indenture engineers report was requested by 10/31/2023 to provide an update on expenses for enhancements and proposed additional enhancements associated with the 2018 series construction bond. The report has been completed and turned in to District Management for action.
6. **Warning Gate @ Wrencrest Drive** – We have made a request for a proposal for a land survey for the property which will be required for the detailed site plan and submission.

A conceptual plan and application for a pre-application meeting with the County has been submitted through the County portal. PREAPP-2023-00562 is the record number for reference. Once we get the call to schedule the pre-application meeting, we can make the Board and staff



aware so we can include all interested participants, at minimum 2 BDi representatives will attend the virtual meeting on behalf of the CDD but more can be included. We believe the meeting will be essential in speeding up the process by hopefully avoiding any further comment periods from the County staff in conjunction with the application, which can be time consuming.

We are now working on a detailed site plan of the proposed warning gate construction and surrounding area for the County, and this will be shared with the Board once completed.